



**moffat  
dunlap**

REALTOR  
BROKERAGE

## The Ewing House, Hockley

**Location: Mono**

### The Ewing House, Hockley Valley

A premier Hockley Valley property! Set high in the Hockley Hills is this picturesque 51 acre property which has everything you could want in a country property. A long gated drive leads to the fully restored 1863 double-brick home which has incredible views over the rolling hills. The property includes the 4 bedroom main house plus a full 1-bedroom coach house, 3 car garage, clear pond, recently completed pool, detached loft-style office/recreation building, an immaculate Mennonite restored barn with 6-stalls and studio/display area. All about 1 hour and 10 minutes from Yonge/St. Clair!

### The Ewing House

Built for the prominent Ewing Family in 1863, this classic Ontario farmhouse has been meticulously and completely restored with updated floorplan which features a large combined living and dining room with 2 fireplaces which takes up the entire main floor of the original main house. To the west of the core of the original home, a modern kitchen and sun room have been completed in a complementary style. The wide-board floors, trim work and massive window wells remind one of the true heritage of the home.

**Presented by**

**John Dunlap,**

Broker Of Record

Phone: 647-280-7430

[john.dunlap@moffatdunlap.com](mailto:john.dunlap@moffatdunlap.com)

Bathrooms : 4

Bedrooms : 5

Completely new roofing system installed in 2019 on house, porch and coach house with 50 year transferrable warranty! As well, the attic insulation as of June 2020 is rated at R 60.

## The Kitchen

The kitchen is well appointed and opens into the sun room. This bright kitchen has stone counters, 6-burner gas range, large centre island, custom cabinets, woodstove, pantry, plus massive wood beams which accent the custom tin ceiling. There is also a direct walk-out to the covered wrap-around porch.

## The Mud Room

Off the kitchen is the mud room with slate floors, pantry, back hall closet and an updated 2-piece bathroom. The mud room provides access to the pool area and to the 3-car insulated garage.

## Sun Room

The exposed brick walls with matching brick lined entry way and the slate floors makes this Sun Room a charming space off the kitchen. There is a wall of glass with a direct sliding-door exit to the grounds.

## Dining/Living Room

The original floor plan of the century home has been dramatically opened up with a floating staircase. This bright space now encompasses the dining room and living room each with their own gas fireplace. The original front door has been preserved and opens onto the wrap-around porch. The long views from the porch stretch for miles over the surrounding countryside. The wide-board floors date to the original home along with the original mantel and all have a wonderful patina.

## Upstairs

The second floor can be set up with 3 or 4 bedrooms. The current layout has 3 bedrooms plus a home office. The master bedroom has an en suite 4-piece bathroom, a walk-out to roof-top deck, hardwood floors and its own staircase to the kitchen.

## Bedroom 2

With views over the valley, the second bedroom has a double closet and hardwood floors.

## Bedroom 3

The third bedroom at the top of the stairs enjoys views over the pond and towards the stable courtyard. This bright room has hardwood floors.

## Bedroom 4/Home office

Privately situated off the upper hall is a home office which could easily become a 4<sup>th</sup> bedroom, if desired. The office overlooks the main driveway and towards the pond and stable.

## Basement

The basement is immaculate with wine storage room, storage room/prep kitchen, and furnace room.

## The Coach House

The coach house is a full 1-bedroom apartment with 3-piece bath, kitchen, pantry, breakfast bar, dining area and living room. The Coach House has its own private patio with awning and private entrance and offers approx. 1,000 sq. ft. of living space.

## The Office/Recreation Centre

This original structure was transformed in 2007 into a fully insulated (R50) and heated space with studio, offices, recreation area and lounge. This modern conversion of a circa 1862 structure is amazing! The views, exposed beams, glass paneled railings, and charming exterior make this a much loved part of this country property.

## The Barn

The barn has been completely restored by Mennonite restoration contractors and is in top condition. The barn currently has 6-stalls, feed room, wash stall, heated tack room and a large studio/display area. The upper hay loft has been completely re-sided and has amazing views over the property and countryside. The stonework has been recently repointed. An additional 6 stalls could be added, if desired.

Alongside the barn is a professionally constructed outdoor riding ring plus ample turn-out space.

## The Pool

To the west of the home is a recently completed salt water pool which is worthy of design awards. There are several large seating areas which offer views over the woodland valley to the north and towards the maple grove on the west side. The pool has a wading/sun bathing area in addition to the deep water pool. The pool is surrounded by an expansive fired grey limestone deck.

## Other Information

- 2018 property taxes \$3536
- Separate wells for house and barn
- High efficiency forced air propane heating
- Driveshed
- Maple trees for syrup making
- Wooded valley with extensive trail network
- Automatic entrance gate
- Tenant farmer which keeps taxes low!
- Look out point with dramatic views over the valley
- Heritage apple orchard plus fruit bearing cherry trees
- Covered parking space by office
- Zoning allows for secondary residence
- Permission available for indoor riding arena, if desired
- Attached 3-car garage plus additional 1 car garage
- 17 ft deep pond
- New roof (2019) house, coach house & porch with transferable 50 year warranty
- New roof vents (2019)
- New R60 insulation in the attic of the main house
- Located 20 km from the Toronto Polo Club located in Alliston